

Permitted Uses Comparison

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Single Family Districts										
	Residential Uses									
	New	Cur	New	Cur	New	Cur	New	Cur	New	Cur
Household Living	SF-20		SF-10		SF-6		SF-4		SF-2	
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P
Attached Dwelling	--	L	--	L	--	L	--	P	L2	P
Two-Family Dwelling	--	L	--	L	--	L	--	L	--	L
Three-Family Dwelling	--	--	--	--	--	--	--	--	--	--
Four Family Dwelling	--	--	--	--	--	--	--	--	--	--
Multi-Family Dwelling	--	L	--	L	--	L	--	L	--	L
Live/Work Unit	--	--	--	--	--	--	--	--	--	--
Group Living	SF-20		SF-10		SF-6		SF-4		SF-2	
Student Dwelling	C	--	C	--	C	--	C	--	C	--
Convent and Monastery	C	C	C	C	C	C	C	C	C	C
Shared Housing for the Elderly	--	--	--	--	--	--	L12	L	L12	L
Developmental Disability Dwelling	P	P	P	P	P	P	P	P	P	P
Limitations Index										
Limitation Number	Use		New				Current			
L2	Attached Dwelling		Use standards in place regarding: uses, ownership, division of parcels, site density, minimum setback, frontage, minimum open space, signs, streets, separate lots not required, covenants, & sites divided by a zoning line.				L14: Attached SF is only permitted as part of a cluster housing development.			
	Two Family & Multi-Family Dwellings		Not permitted. Current non-conforming uses will be grandfathered in.				L12: This use must be legally established prior to the effective date of this Zoning Code.			
L12	Shared Housing for the Elderly		The min living area for every resident is 250 square feet.				L4: The minimum lot area for every resident is 800 square feet and the minimum living area for every resident is 250 square feet.			

Commercial										
	New	Cur	New	Cur	New	Cur	New	Cur	New	Cur
Household Living	SF-20		SF-10		SF-6		SF-4		SF-2	
Bed and Breakfast Home	--	--	C	C	C	C	C	C	C	C
Recreation, Education, & Public Uses										
	New	Cur	New	Cur	New	Cur	New	Cur	New	Cur
Recreation, Education, Public	SF-20		SF-10		SF-6		SF-4		SF-2	
Community Learning Center	L4	N/A	C	N/A	C	N/A	C	N/A	C	N/A
School, Public or Private	C	C	C	C	C	C	C	C	C	C
Public Safety Facilities	--	--	--	--	--	--	C	C	C	C
Cemeteries	L7	--	--	--	--	--	L7	L	L7	L
Cultural Institutions	--	--	--	--	C	C	C	C	C	C
Parks & Recreational Fields	L10	L	L10	L	L10	L	L10	L	L10	L
Recreation Facilities	--	L	--	L	--	L	--	L	--	L
Religious Assembly	C	C	C	C	C	C	C	C	C	C

Limitations Index			
Limitation Number	Use	New	Current
L4	Community Learning Center	A community learning center (CLC) may only be established in connection with a lawfully established and active public school use. A CLC may consist of one or more principal uses located on one or more lots that are adjacent or that have lot lines that are separated only by a street. A CLC may consist of one or more of the following uses: Any use permitted in the underlying zoning district; Any use determined by the Director to be customary and incidental to a community learning center; If not permitted in the underlying zoning district, the following conditional uses upon approval by the Zoning Hearing Examiner: Social assistance, welfare, and charitable services; personal instructional services; day care center; community service facility; cultural institution; meeting facility > 5,000 sf; park, recreation field; recreational facility; indoor or small-size; community garden. Each use comprising a CLC must serve as an integrated component of the CLC.	N/A
L7	Cemeteries	A cemetery is permitted only if it is an existing use or an expansion of that use . A conditional use permit is required for the expansion of a cemetery. Mausoleums, columbaria and other incidental buildings and structures within and accessory to cemeteries, must be at least 100 feet from abutting properties in the residential district and may not exceed the height limitation for principal buildings of the district in which it is located.	L1: Only expansion of existing cemeteries allowed with a conditional use approval.

L10	Parks and Recreational Fields	Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities, private or nonprofit, require a conditional use approval.	L13: Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities, private or non-profit, require a conditional use approval.							
	Recreation Facilities	N/A	L13: Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities, private or non-profit, require a conditional use approval.							
Agriculture										
	New	Cur	New	Cur	New	Cur	New	Cur	New	Cur
Agriculture	SF-20		SF-10		SF-6		SF-4		SF-2	
Apiaries	L1		L1		L1		L1		L1	
Animal Keeping	L2		L2		L2		L2		L2	
Community Gardens	L4	P	L4	P	L4	P	L4	P	L4	P
Farming	L5	L	L5	L	L5	L	--	--	--	--

Limitations Index			
Limitation Number	Use	New	Current
L1	Apiaries	1/4 acre min. lot size, 24 cubic feet maximum size. 20 foot setback from all property lines, unless the apiary is located on a rooftop, then there is no setback. A six-foot screen fence or hedge is required, unless the apiary is more than 150 feet from all property lines or on a rooftop. Shall not create a nuisance, foul odors, or be a menace to the health of occupants or neighboring individuals.	N/A
L2	Animal Keeping	Roosters are prohibited, slaughtering is prohibited. Animals must be enclosed at all times with at least 4 sf of floor area per animal. Goats and sheep slaughtering is prohibited. Goats must be dehorned and males neutered. Maximum animals allowed - For lots under 10,000 SF: 6 chickens, 6 rabbits, 2 sheep, 2 goats. For lots between 10,000 and 20,000 SF: 10 chickens, 12 rabbits, 3 sheep, and 3 goats. For lots between 20,000 and 40,000 SF: 14 chickens, 18 rabbits, 5 sheep, and 5 goats. For more regulations, see full limitation L2 in 1703-9.7	N/A

L4	Community garden	A community garden cannot be used between the hours of 10:00 pm and 7:00 am. Number of structures: 2 max. Structure height: 15 feet max. Size: 800 square feet max for all structures (other than fences or walls). Setbacks for all structures except fences: rear and side lot lines (interior side for corner lots) - 3 feet min, rear lot line - 25 feet max, front lot line/corner street side - 10 feet minimum. Fencing height: along front or side street lot line (residential district): 4 feet max, along side or rear Lot Line (other districts) - 6 feet max. Deer fencing may be up to 10 feet with written approval from all surrounding property owners. Fence Opacity: along front or side street lot line (residential districts): 50% max. Along side or rear lot line (other districts): 100%. Other regulations include: fences and walls, tools and supplies, Bulk supplies and water tanks, and pesticides and fertilizers.	Must follow additional regulations in 1419-41 "Community Gardens."
L5	Farming	Enclosures for food, small animals and commercial sales must be set back at least 100 feet from lot lines.	L3: Enclosures for food, small animals and commercial sales must be set back no less than 100 feet from lot lines.

Transportation, Communications, & Infrastructure											
	New	Cur	New	Cur	New	Cur	New	Cur	New	Cur	
Parking/Transportation	SF-20		SF-10		SF-6		SF-4		SF-2		
Railroad right-of-way	P		P		P		P		P		
Communications	SF-20		SF-10		SF-6		SF-4		SF-2		
Wireless Communication Tower > 20 feet tall	C3	C	C3	C	C3	C	C3	C	C3	C	
Wireless Communication Tower < or = 20 feet tall	P	L	P	L	P	L	P	L	P	L	
Wireless Communication Antenna > 20 feet tall	C3	L	C3	L	C3	L	C3	L	C3	L	
Wireless Communication Antenna < or = 20 feet tall	P	L	P	L	P	L	P	L	P	L	
Public Utility Distribution System	C	C	C	C	C	C	C	C	C	C	
Limitations Index											
Limitation Number	Use		New				Current				
C3	Wireless Communication tower		Conditional approval required that considers the public interest, minimum site area, wireless communication network plan, permitted attachments, required setbacks, design compatibility, screening requirements, landscaping, obsolete facility, outdoor storage, lighting, certification, tower height, limitations on authority to deny.				L2: Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may only be attached to a permitted agricultural, public or semi-public or public utility building or structure.				

Accessory										
	New	Cur	New	Cur	New	Cur	New	Cur	New	Cur
Accessory	SF-20		SF-10		SF-6		SF-4		SF-2	
Any accessory not listed below	L1	L	L1	L	L1	L	L1	L	L1	L
Amateur radio and satellite antennas	L2	N/A	L2	N/A	L2	N/A	L2	N/A	L2	N/A
Commercial Vehicle Parking	L8	L	L8	L	L8	L	L8	L	L8	L
Day Care Center	L12	L	L12	L	L12	L	L12	L	L12	L
Child Day Care Home A, 7-12 Children	--	L	--	L	--	L	--	L	--	L
Child Day Care Home B, 1-6 Children	L14	L	L14	L	L14	L	L14	L	L14	L
Drive Box	L15	L	L15	L	L15	L	L15	L	L15	L
Exterior Lighting	L19	P	L19	P	L19	P	L19	P	L19	P
Fences and Walls	L20	P	L20	P	L20	P	L20	P	L20	P
Home Occupation	L21	P	L21	P	L21	P	L21	P	L21	P
Portable Storage Containers	L27	P	L27	P	L27	P	L27	P	L27	P
Refuse Storage Areas	L28	P	L28	P	L28	P	L28	P	L28	P
Religious accessory housing	P		P		P		P		P	
Rooming Unit	L30	--	L30	--	L30	L	L30	L	L30	L
Vending Machines	L34		L34		L34		L34		L34	

Limitations Index			
Limitation Number	Use	New	Current
L1	Any accessory not listed below	Accessory uses determined by the Director to be customarily incidental to a use of the district are permitted. All others require conditional use approval (see Chapter 1751).	Accessory uses determined by the Director to be customarily incidental to a use of the district are permitted. All others require conditional use approval.
L2	Amateur Radio and satellite antenna	Amateur radio antennas must comply with the following: only allowed in rear yard; 15 ft. above the district height limit, provided that additional height may be authorized with a conditional use approval (see Chapter 1751); highly reflective surfaces are not permitted. Parabolic antennas less than 2 feet in diameter may be installed in any district. An antenna greater than 2 ft. in diameter must comply with the following: located in a rear yard a minimum distance from all property lines equivalent to two times the height of the antenna (the distance is determined from the base support of the antenna to the nearest point on a property line); 12 ft. maximum height.	N/A
L8	Commercial Vehicle Parking	For multi-family buildings with 100+ dwelling units, use standards in place regarding: floor area, commissaries, interior access, loading, and displays & signs. For multi-family buildings with 200+ dwelling units, use standards in place regarding: floor area, location, and displays & signs.	L6: One commercial vehicle completely enclosed in a garage may be parked or stored on the lot with the exceptions as listed in the code section 1703-10.8.F.1.
L12	Day Care Center	Not Permitted.	Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only. Only if accessory to a public or semi-public use.

	Child Day Care Home Type A	Not Permitted.	Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.
L14	Child Day Care Home Type B	Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.	L5: Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be
L15	Drive Box	Must be accessory to a permitted principal recreation, education or public use in the district. Must be at least 100 feet from any property used for residential purposes.	L8: Accessory to a public or semi-public use, provided the drive-box is at least 100 feet from any property used for residential purposes.
L19	Exterior Lighting	All exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.	Permitted.
L20	Fences & Walls	Standards in place regarding: maximum height, entry gateways, driveway visibility, electrical fences & razor wire, and decks & railings.	Must follow additional regulations in 1421-33 "Fences and Walls."
L21	Home Occupation	Standards in place regarding: purpose, uses, location, number, employees, area, sales, display/storage, and building appearance.	Must follow additional regulations in 1419-17 "Home Occupations."
L27	Portable Storage Containers	Portable storage containers must be located on a paved surface and be set back a minimum of 10 feet from the front lot line. The maximum size for a portable storage container is 8 feet by 16 feet with a maximum height of 8 feet 6 inches. Portable storage containers are permitted for a total of 30 days within a calendar year. Two portable storage containers may be placed on a lot at the same time.	Must follow additional regulations in 1419-24 "Portable Storage Containers."
L28	Refuse Storage Areas	Use standards in place regarding: access, enclosure, location, enclosure materials, height, landscaping, maintenance, and hours of operation.	Must follow additional regulations in 1419-24 "Portable Storage Containers."

L30	Rooming Unit	No more than two rooming units may be rented or leased in a single-family dwelling or individual dwelling unit.	L11: No more than two rooming units may be rented or leased in a single-family dwelling.
L34	Vending Machines	<p>SF and RMs: vending machines may not be located outside any building used for residential purposes in a residential district.</p> <p>Any district where permitted: Outdoor vending machines shall be accessory only to schools, golf courses, athletic facilities, parks and retail uses. When located at schools, golf courses, athletic facilities and parks, outdoor vending machines shall be enclosed or screened with an opaque fence or landscaping. For retail uses, outdoor vending machines are allowed only for: single occupant buildings with more than 4,000 square feet of gross floor area. Individual tenants in a multi-tenant building that have at least 30 lineal feet of storefront. Vending machines must be maintained in good operating condition and be free from rust and adornments such as graffiti, stickers, and posters. Vending machines may not be located: within any required setback, landscaping or bufferyard; So as to obstruct or interfere with pedestrian travel; Within 5 feet from a crosswalk, window, building entrance, fire hydrant or other emergency facility; With more than three machines at any location; Closer than 100 feet to another group of vending machines; Within the public right-of-way.</p>	N/A